

Kettering

Kettering is generally bounded by the Ford Freeway (I-94) to the north, Mack to the south, McClellan to the east, and Mt. Elliott to the west. The area contains a strong industrial corridor that stretches north-south along Mt. Elliott and the Conrail railroad.

Over the past decade, Kettering sustained major losses of population and housing units. The area lost 3,800 residents between 1990 and 2000, the most in the cluster. The majority of owner-occupied housing values are less than \$29,000. The amount of vacant land creates opportunity for reinvestment.

□ Neighborhoods and Housing

Issues: Boarded structures and vacant residential lots are common throughout many neighborhoods. However, the area north of Forest, between Van Dyke and Fischer, and the area bounded by Canfield, Burns, Mack and Maxwell are solid communities.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain stable neighborhoods around Pingree Park (at Warren and Burns) through housing conservation techniques such as home repair programs and scattered-site infill development.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Demolish vacant and/or dangerous structures and encourage infill and rehabilitation efforts along the streets west of McClellan and in the residential areas northeast of the Gratiot and Grand River intersection.

GOAL 3: Conversion of obsolete industrial buildings

Policy 3.1: Rehabilitate vacant industrial buildings near Mt. Elliott and East Grand Boulevard into residential lofts.

□ Retail and Local Services

Issues: Gratiot is a major commercial thoroughfare that runs diagonally across the cluster, but along it and the neighborhood commercial area along Mack are numerous abandoned buildings and vacant lots.

GOAL 4: Increase the vitality of commercial thoroughfares

Policy 4.1: Take advantage of high traffic volumes along Gratiot to develop intensive commercial uses with a node at Van Dyke.

GOAL 5: Increase the vitality of neighborhood commercial areas

Policy 5.1: Develop neighborhood commercial nodes on Mack between Van Dyke and Cadillac, and along Warren near Van Dyke with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

❑ **Industrial Centers**

Issues: There is a solid industrial presence along Beaufait and Bellevue. Further north, a group of industrial structures formerly occupied by the Packard Motor Plant, near Mt. Elliott and East Grand Boulevard, are underutilized.

GOAL 6: Increase the viability of industrial areas

Policy 6.1: Redevelopment the under-utilized sites along the Beaufait/Bellevue industrial corridor by attracting new and encouraging existing businesses to use the land for expansion or relocation.

❑ **Parks, Recreation and Open Space**

Issues: The area south of Gratiot includes sufficient areas for recreation and open spaces. North of Gratiot, recreation opportunities are more limited.

GOAL 7: Increase open space and recreational opportunities

Policy 7.1: North of Gratiot, strategically acquire property to be utilized for the development of neighborhood parks or play lots.

Policy 7.2: Work with area institutions north of Gratiot to provide recreation access and programs.

GOAL 8: Increase access to open space and recreational areas

Policy 8.1: Develop a greenway along Conner to connect residential areas to recreation and open space, including the riverfront.

□ **Environment and Energy**

Issues: There is an abundance of vacant properties in Kettering's industrial district, particularly in the northwest corner. There are environmental concerns with many of the abandoned buildings and properties.

GOAL 9: Improve environmental quality

Policy 9.1: Focus environmental remediation efforts on the industrial sites along Mt. Elliott and East Grand Boulevard.

2000 Census - Demographic Profile

Neighborhood **Kettering**

Total Population

16,178

1990 Population

19,987

1990 to 2000 Change

-3,809

Percent Change

-19.06%

Race

White Only

215

1.33%

Black or African American
Only

15,790

97.60%

American Indian and Alaska
Native Only

48

0.30%

Asian Only

12

0.07%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

9

0.06%

Two or More Races

104

0.64%

Hispanic Origin

Hispanic Origin (Any Race)

65

0.40%

1990 Hispanic Origin

92

1990 to 2000 Change

-27

Percent Change

-29.35%

Gender

Male

7,428

45.91%

Female

8,750

54.09%

Educational Attainment

Population 25 or older

9,718

60.07%

HS Graduate or Higher

5,854

60.24%

Assoc. Degree or Higher

681

7.01%

Age

Youth Population
(Under 18 Years Old)

5,029

31.09%

1990 Youth Population

5,564

1990 to 2000 Change

-535

Percent Change

-9.62%

0 to 4 Years Old

1,156

7.15%

5 to 10 Years Old

1,865

11.53%

11 to 13 Years Old

1,095

6.77%

14 to 17 Years Old

913

5.64%

18 to 24 Years Old

1,431

8.85%

25 to 44 Years Old

4,322

26.72%

45 to 64 Years Old

2,803

17.33%

65 Years Old and Older

2,593

16.03%

Households

Households

5,607

Average Household Size

2.85

Population in Group Quarters

195

1.21%

Population in Households

15,983

Family Households

3,730

66.52%

Married Couple Family

1,100

29.49%

Female Householder Family

2,148

57.59%

One Person Households

1,647

29.37%

Housing Units

Housing Units

6,527

1990 Housing Units

7,476

1990 to 2000 Change

-949

Percent Change

-12.69%

Vacant Housing Units

941

14.42%

Occupied Housing Units

5,586

85.58%

Owner Occupied

2,818

50.45%

Renter Occupied

2,768

49.55%

Housing Value

Owner Occupied Units

2,327

Less Than \$15,000

522

22.43%

\$15,000 to \$29,999

674

28.96%

\$30,000 to \$49,999

674

28.96%

\$50,000 to \$69,999

301

12.94%

\$70,000 to \$99,999

130

5.59%

\$100,000 to \$199,999

26

1.12%

\$200,000 or More

0

0.00%

Household Income

Less Than \$10,000

1,430

25.50%

\$10,000 to \$14,999

719

12.82%

\$15,000 to \$24,999

1,084

19.33%

\$25,000 to \$34,999

787

14.04%

\$35,000 to \$49,999

626

11.16%

\$50,000 to \$74,999

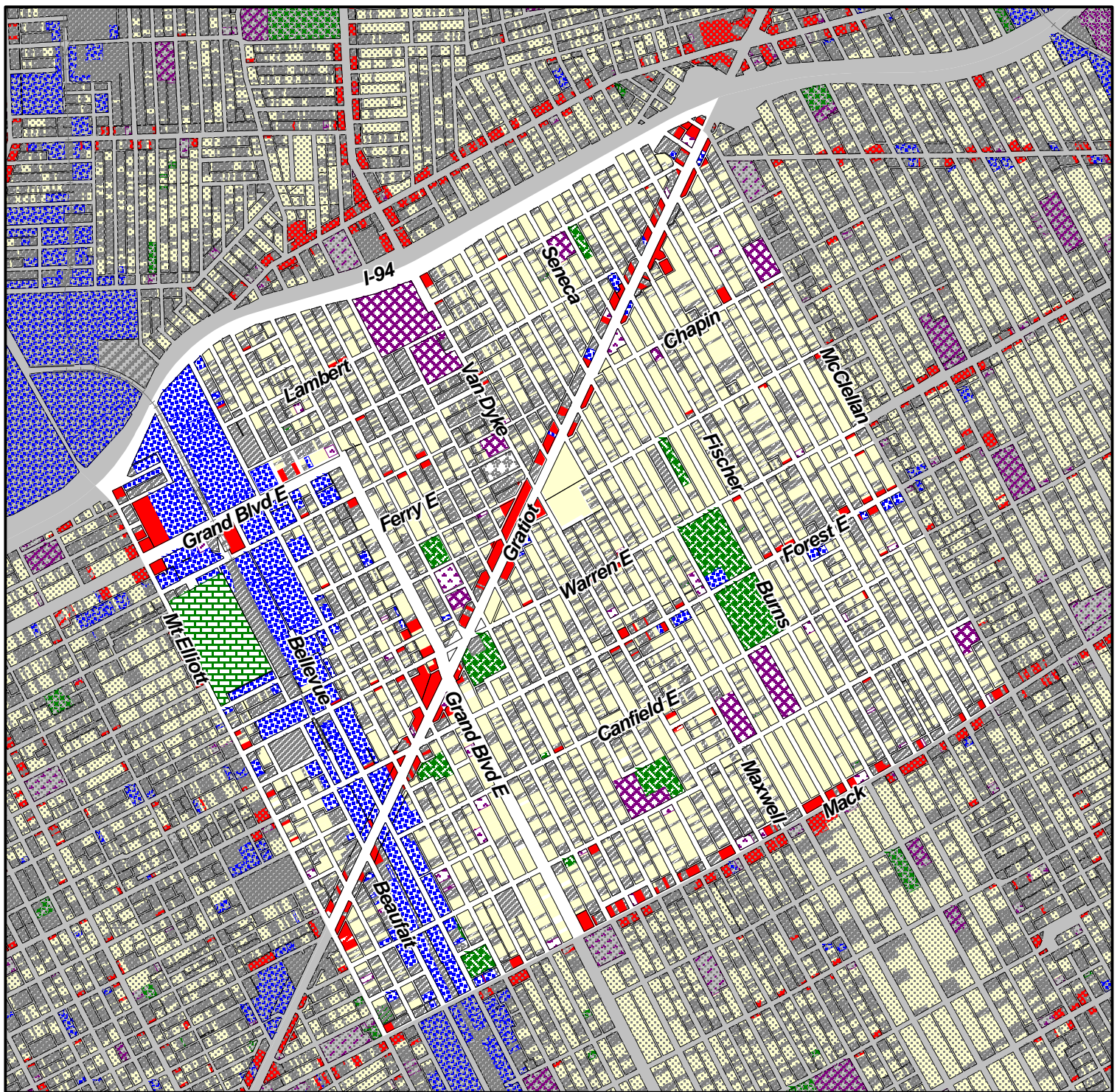
498

8.88%

\$75,000 or More

463

8.26%



Map 3-8A

City of Detroit
Master Plan of
Policies

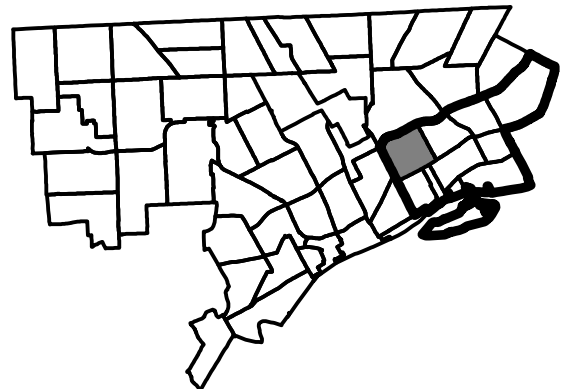
Neighborhood Cluster 3 Kettering

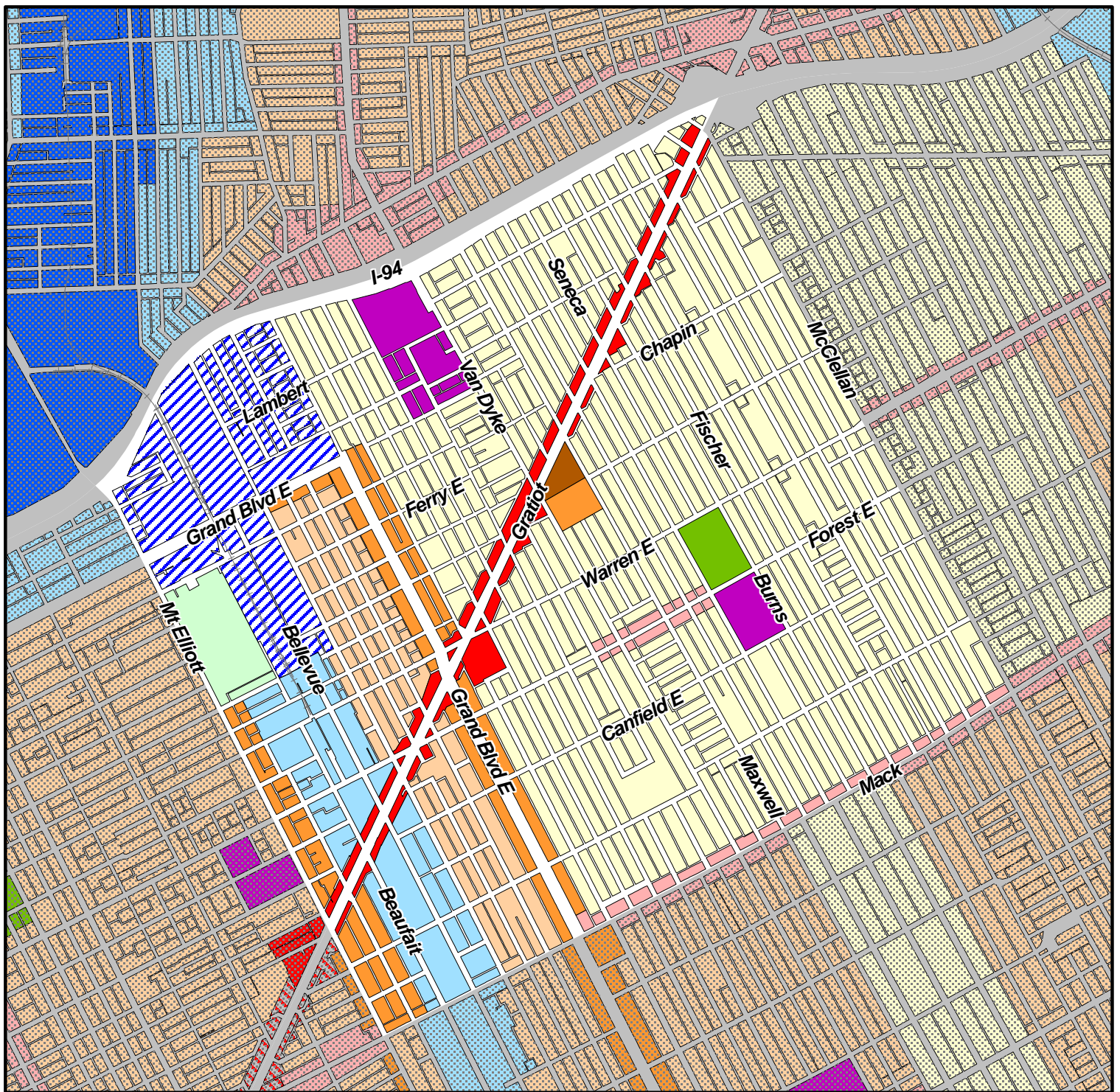


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 3-8B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Kettering



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

